

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC – Matthew Bartle
DATE:	8 May 2018
LOCATION:	Bradlaw House, 5 Sudley Road, Bognor Regis, PO21 1EJ
SUBJECT:	BR/52/18/PL Change of use from mixed use development consisting of Dental Surgery (D1 Non-Residential Institutions), night club (Sui Generis) & part residential (2 No. units existing) (C3 Dwellinghouse) to conversion to 8 No. flats with associated services (6 No. new units). This application may affect the setting of a listed building.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ to follow See below for breakdown.

The following points appear to count against the application:

- the entrance through the gate from Sudley Road is 2.6m wide and the 3.2m width of the rest of the entrance-way does not give room for two vehicles to pass
- the room for manoeuvre round the car parking spaces is very restricted
- it is not clear how the occupier of the existing home at the rear of the site will get to their property
- the refuse bins are in a very restricted place behind the main building and there may be a tendency for residents not to want to cart them to the front
- there is no sign of a lift or shallow stairway between floors. How would residents get their furniture in and out and how would people in a wheelchair or with a baby buggy get from floor to floor?

ENDS